

00552802/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WESTBORO CONDOMINIUM  
ASSOCIATION, Washington Non-Profit  
Corporation

vs.

THOMAS L. CALLANDRET; and BETHLA J.  
ROBINSON-CALLANDRET, spouses, and  
their marital community, and the STATE OF  
WASHINGTON

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 14-2-23935-1 KNT

JUDGMENT RENDERED ON 8/23/2016  
ORDER OF SALE ISSUED: 9/9/2016  
DATE OF LEVY: 9/27/2016

TO: THOMAS L. CALLANDRET; BETHLA J. ROBINSON-CALLANDRET, JUDGMENT  
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**153-A SOUTH 330TH STREET, FEDERAL WAY, WA 98003**

UNIT A, BUILDING 13, WESTBORO, A CONDOMINIUM, SURVEY MAP AND PLANS  
RECORDED IN VOLUME 38 OF CONDOMINIUMS, PAGE(S) 16 THROUGH 27, INCLUSIVE, AND  
ANY AMENDMENTS THERETO; CONDOMINIUM DECLARATION RECORDED UNDER  
RECORDING NUMBER(S) 7910240899 AND ANY AMENDMENTS THERETO, IN KING COUNTY,  
WASHINGTON. TAX PARCEL IDENTIFICATION NUMBER: 928870-0210

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: NOVEMBER 18, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION**  
**BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF \$24,204.79 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on NOVEMBER 18, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON NOVEMBER 18, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
CONDOMINIUM LAW GROUP, PLLC  
10310 AURORA AVENUE N.  
SEATTLE, WA 98133  
(206) 633-1520